



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03PS0318

David M. Stevens  
(Long and Foster)

Dale Magisterial District  
West line of Iron Bridge Road and along Court Yard Road.

REQUEST: Sign package approval as required by the conditions of zoning.

RECOMMENDATION

Staff recommends approval for the following reasons:

- A. The sign package meets the requirements of the Zoning Ordinance.
- B. The sign package addresses the freestanding sign along Iron Bridge Road, and how it will be shared with all landowners within the project.
- C. The applicant has notified all of the landowners within the project of this proposal.

GENERAL INFORMATION

Associated Public Hearing Cases:

84S193 – LaVerne C. Cole  
88S018 – Virginia Association of Competitive Swimming, Inc.

Applicant:

David M. Stevens for Long and Foster

Location:

Fronting approximately 210 feet on the west line of Iron Bridge Road, also fronting Court Yard Road and located in the northwest quadrant of the intersection of these roads. Tax IDs 772-657-4084, 772-658-8531, 8612, 8744 and 773-658-4441 (Sheet 25).

Existing Zoning and Land Use:

C-2 with Conditional Use Planned Development; Offices (under construction), assisted living facility and vacant.

Size:

14.075 Acres

Adjacent Zoning and Land Use:

North - C-5; Vacant  
South - A, I-1 and R-7; County solid waste transfer station, Church  
East - A; Vacant  
West - A; Vacant

BACKGROUND

On February 27, 1985, the Board of Supervisors approved Case 84S193 to rezone 11.58 acres of the subject property. The subject property was zoned C-2 with Conditional Use Planned Development. At that time, the Board imposed the following condition:

“Except directional signs which shall be governed by Zoning Ordinance requirements, one (1) freestanding sign shall be permitted identifying this development and the tenants therein. This sign shall not exceed an aggregate area of 100 square feet and a height of ten (10) feet. Individual freestanding buildings shall be permitted building-mounted signs not to exceed an aggregate area of 0.5 square feet for each one foot of building frontage. Business signs may be illuminated, but shall not be luminous. Prior to the erection of any signs, a sign package depicting typical colors, materials, and styles shall be submitted to the Planning Commission for approval.”

On April 27, 1988, the Board of Supervisors approved Case 88S018, incorporating the conditions of Case 84S193 to an additional 2.5 acres to the rear of the property.

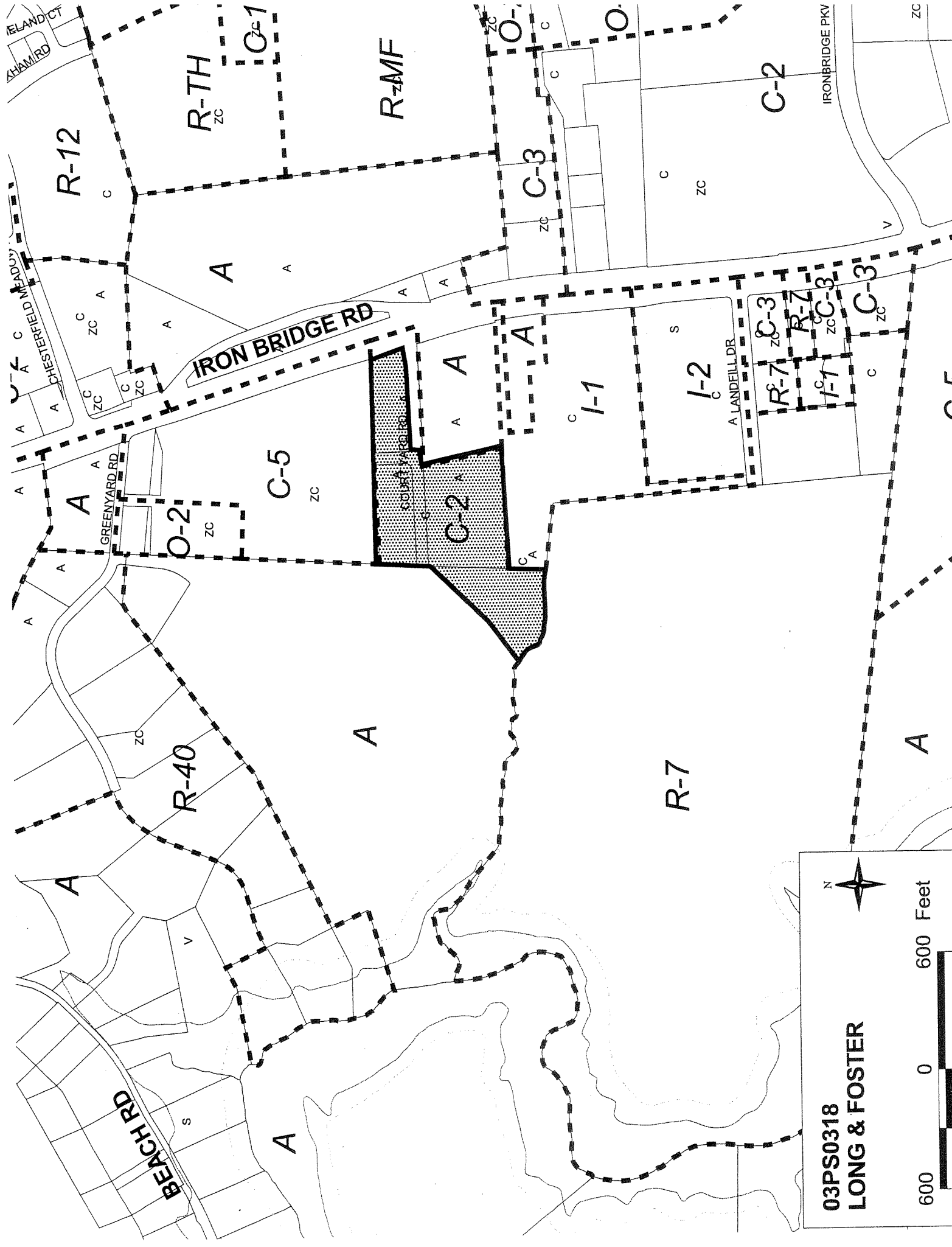
At the time of these zoning approvals, the subject property was owned by one (1) or two (2) entities. As of current, the property is owned by four (4) entities. Given the above zoning condition, the freestanding sign along Iron Bridge Road would need to be shared amongst all of the four (4) property owners in order to erect a sign along Iron Bridge

Road. The package as submitted addresses this concern, requiring panels to be made available to all other landowners.

Further, the sign package provides criteria that addresses all stipulations of the Zoning Condition, including color (allowing for three (3) colors in addition to black and white), letter style (individual letters will be required in conjunction with logo boxes) and illumination (requires the freestanding sign to have an opaque background and allows the building mounted signage to be either illuminated or non-illuminated).

### CONCLUSIONS

The proposed sign package meets the requirements of the Zoning Ordinance as well as conditions of zoning. Staff recommends approval of the sign package.



03PS0318  
LONG & FOSTER



600 0 600 Feet

**SIGN PACKAGE**  
**For**  
**COURTYARD BUSINESS PARK**  
\_\_\_\_\_  
**Chesterfield County, Virginia**

**BUILDING MOUNTED SIGNAGE**

1. Script, serif or block type lettering will be allowed. Illuminated or non-illuminated individual letters. Box signs will be allowed only when used for logos in conjunction with a set of individual letters.
2. Colors permitted: Red, Blue, and Yellow-Gold with Black and White as neutral colors not to be counted.

**FREESTANDING SIGNAGE**

1. The sign shall not exceed an aggregate area of 100 square feet and a height of 10 feet from the center of grade on the closest travel lane on Rt. 10. No other freestanding signs will be permitted except for directional signs.
2. The sign will have an opaque background. Only the text and logos may be illuminated.
3. Whoever constructs the freestanding sign shall allow tenant panels for the other landowners on the property.

This concludes the conditions of the sign package as stated above.